

FOR  
SALE



**The Brockwell, South Normanton, Derbyshire DE55 3BA**



J28 Sales & Lettings

Offers In Region Of £170,000 - Freehold 129, Market Street, South Normanton, Alfreton, DE55 2AA 01773475129 [Property@j28salesandlettings.co.uk](mailto:Property@j28salesandlettings.co.uk)

## PROPERTY SUMMARY

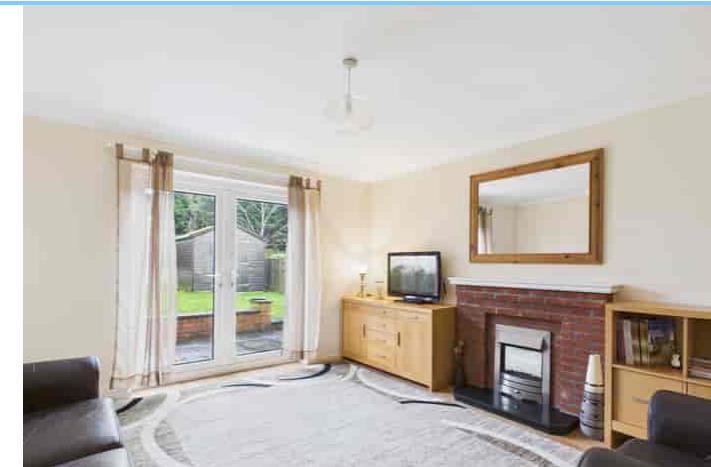
\*\*\*NO UPWARD CHAIN\*\*\* Welcome to this charming two-bedroom semi-detached house nestled in the highly sought-after location of Broadmeadows in South Normanton. Perfectly suited for first-time buyers, small families, or those looking to downsize. This delightful property offers a comfortable and inviting living space with modern conveniences and the promise of a warm community feeling.

As you step inside, you'll be greeted by an inviting hallway leading to a spacious living room that serves as the heart of the home. The kitchen is thoughtfully designed, providing ample workspace and storage to cater for all your culinary needs.

This property boasts two generously sized double bedrooms, offering plenty of room for relaxation and rest. Both bedrooms feature large windows that flood the rooms with natural light, enhancing the welcoming ambiance. The well-appointed bathroom completes the accommodation, featuring contemporary fixtures and a clean, fresh design.

## POINTS OF INTEREST

- Semi-Detached
- Two Double Bedrooms
- Off-Street Parking
- Sought After Location
- Close To Local Amenities And Bus Route



## ROOM DESCRIPTIONS

### **Entrance Hallway**

Accessed from the front elevation via a uPVC door with glass panel. Carpet flooring, radiator, pendant light, stairs to first floor and doors leading to all downstairs rooms.

### **Lounge**

Fitted with laminate flooring, pendant light, dual radiators and double glazed uPVC patio doors leading to rear garden. Benefitting from a chrome effect electric fire with marble hearth and open brick surround.

### **Kitchen**

Fitted with complimentary wall and base units incorporating a square edge wood effect work surface with circular stainless steel sink having mixer tap. Carpet flooring, tiled splash back, ceiling light and double glazed uPVC window to front elevation. Space and plumbing for dishwasher and washing machine. Integrated appliances include fan assisted oven with electric hob and extractor fan over.

### **Stairs & Landing**

Carpet flooring, pendant light and doors leading to all upstairs rooms.

### **Bedroom One**

With carpet flooring, pendant light, radiator and double glazed uPVC window to rear elevation.

### **Bedroom Two**

With carpet flooring, pendant light, radiator and double glazed uPVC window to front elevation. Benefitting from a built in storage cupboard.

### **Bathroom**

Fitted with a white three piece suite comprising a low flush WC, hand wash basin and panel bath having electric shower over. Cushioned vinyl flooring, part tiled walls, wall mounted fan, ceiling light, radiator and obscure double glazed uPVC window to side elevation.

### **Outside**

The front of the property is mainly laid to lawn with a driveway that offers private parking and leads to gated access to the rear garden. The rear is fully enclosed with low maintenance patio area and lawn.

## MATERIAL INFORMATION

**Council Tax:** Band A

N/A

**Parking Types:** None.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

### Mobile Signal

4G great data and voice

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

